

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Summer Shaw, Esq. (SBN 283598) SHAW & HANOVER, PC 44-901 Village Court, Suite B Palm Desert, CA 92260 Telephone No.: (760) 610-0000 Facsimile No.: (760) 687-2800 Email: ss@shaw.law</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Jin You</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION</p>			
<p>In re:</p> <p>JIN YOU,</p> <p>Debtor.</p>		<p>CASE NO.: 8:23-bk-10675-TA CHAPTER: 13</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	
<p>Sale Date: August 29, 2023</p>		<p>Time: 11:00 a.m.</p>	
<p>Location: 411 West Fourth Street, Santa Ana, CA 92701¹</p>			

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** August 15, 2023

¹ See SUPPLEMENTAL NOTICE OF HEARING TO BE HELD REMOTELY USING ZOOMGOV AUDIO AND VIDEO attached hereto.

Description of property to be sold:

776 Casner Way, Brea, CA 92821 ("Residence")

Terms and conditions of sale:

1. Subject to court approval, the Debtor has accepted the Buyers' offer to sell the Residence for the sum of \$1,265,000.00, free and clear of all liens, claims, and interests. The Buyers made an initial deposit of \$40,000.00 ("Initial Deposit"), which escrow is holding in trust, pending Court approval of the sale.
2. The offer is an all cash offer, all contingencies have been waived.
3. The proposed sale is subject to overbids as set forth below.
4. The Initial Deposit shall be refundable only if the conditions to the sale are not satisfied or the Buyers are not the successful bidders in the event overbids are received.
5. The proposed sale shall be "as is," "where is," "with all faults," and with no warranties, and the transfer of the Residence shall be by grant deed.
6. Proposed sale price: \$1,265,000.00

Overbid procedure (if any): See Attached Exhibit A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date - **August 29, 2023**

Time - **11:00 a.m.**

Ctrrm - **Courtroom 5B, 411 West Fourth Street, Santa Ana, CA 92701²**

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

**Summer Shaw, Esq.
SHAW & HANOVER, PC
44-901 Village Court, Suite B
Palm Desert, CA 92260
Telephone No.: (760) 610-0000
Facsimile No.: (760) 687-2800
Email: ss@shaw.law**

Date: **08/03/2023**

² See Supplemental Zoom Notice for Appearance by Zoom.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

44-901 Village Court, Suite B, Palm Desert, CA 92260

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY WITH ATTACHED EXHIBIT A AND SUPPLEMENTAL NOTICE OF HEARING TO BE HELD REMOTELY USING ZOOMGOV AUDIO AND VIDEO** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) **08/03/2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Amrane (SA) Cohen (TR)** efile@ch13ac.com
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Christina J Khil** christinao@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com
- **David B Lally** davidlallylaw@gmail.com
- **Summer M Shaw** ss@shaw.law, shawsr70161@notify.bestcase.com; shawsr91811@notify.bestcase.com
- **United States Trustee (SA)** ustprejon16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) **08/03/2023**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

HONORABLE JUDGE'S COPY Honorable Scott H. Yun United States Bankruptcy Court 3420 Twelfth Street, Suite 345 Riverside, CA 92501-3819

☒ Service information continued on **attached pages 4-5**

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/03/2023
Date

Teresa Stone
Printed Name

Signature

Label Matrix for local noticing
0973-8

Case 8:23-bk-10675-TA

Central District of California

Santa Ana

Tue Aug 1 15:47:23 PDT 2023

Apache Golf, Inc.
dba Matrix Composite Co.
dba Matrix Shafts
4922 E. Hunter Avenue
Anaheim, CA 92807

Attorney General of the US
US Attorney's Office
Central District of California
300 N. Los Angeles St., Suite 7211
Los Angeles, CA 90012-3342

AJU Small but Great Fund 5
c/o Lee Anav Chung White Kim
Ruger & Richter, LLP
520 S. Grand Avenue, Suite 1070
Los Angeles, CA 90071-2613

Attorney General's Office
United States Department of Justice
Ben Franklin Station
PO Box 683
Washington, DC 20044-0683

Brighthouse Life Insurance Company
Attn: Agent for Service of Process
C T Corporation System
330 N. Brand Boulevard, Suite 700
Glendale, CA 91203-2336

Brighthouse Life Insurance Company
Attn: Officer, Director or
Managing Agent
11225 N. Community House Road
Charlotte, NC 28277-4435

Brighthouse Life Insurance Company
PO Box 321
Warwick, RI 02887-0321

Buchalter, APC
Attn: Scott O. Smith
1000 Wilshire Boulevard
Suite 1500
Los Angeles, CA 90017-1730

Capital One Bank (USA), N.A.
Attn: Agent for Service of Process
4851 Cox Road
Glen Allen, VA 23060-6293

Capital One Bank (USA), N.A.
Attn: Officer, Director or
Managing Agent
4851 Cox Road
Glen Allen, VA 23060-6293

Capital One, N.A.
Attn: Agent for Service of Process
CSC - Lawyers Inc. Service
2710 Gateway Oaks Drive, Suite 150N
Sacramento, CA 95833-3502

Capital One, N.A.
Attn: Bankruptcy
PO Box 30285
Salt Lake City, UT 84130-0285

Capital One, N.A.
Attn: Officer, Director or
Managing Agent
1680 Capital One Drive
Mc Lean, VA 22102-3407

Capital One, N.A.
PO Box 31293
Salt Lake City, UT 84131-0293

Civil Process Clerk
Office of the U.S. Attorney
Room 7516, Federal Building
300 North Los Angeles Street
Los Angeles, CA 90012-3308

County of Orange
c/o Treasurer-Tax Collector
P.O. Box 4515
Santa Ana CA 92702-4515

Daniel Hyun You
1165 W. 225th Street
Torrance, CA 90502-2315

Department of Education
Office of General Counsel
400 Maryland Ave. SW Room 6E353
Washington, DC 20202-2110

(p)MOHELA
CLAIMS DEPARTMENT
633 SPIRIT DRIVE
CHESTERFIELD MO 63005-1243

ECMC
PO Box 16408
Saint Paul, MN 55116-0408

ECMC Education, Inc.
Attn: Agent for Service of Process
C T Corporation System
3300 N. Brand Boulevard, Suite 700
Glendale, CA 91203

ECMC Education, Inc.
Attn: Officer, Director or
Managing Agent
111 S. Washington Ave., Ste. 1400
Minneapolis, MN 55401-6800

East West Bank
Attn: Agent for Service of Process
135 N. Los Robles Avenue, 7th Floor
Pasadena, CA 91101-4525

East West Bank
Attn: Officer, Director or
Managing Agent
135 N. Los Robles Avenue, Fl 7
Pasadena, CA 91101-4525

Education Department
Office of General Counsel
400 Maryland Ave. SW Room 6E353
Washington, DC 20202-2110

Encore Property Management
Attn: Agent for Service of Process
526 Queensland Circle
Corona, CA 92879-1381

Encore Property Management
Attn: Officer, Director or
Managing Agent
526 Queensland Circle
Corona, CA 92879-1381

Encore Property Management
Attn: Officer, Director or
Managing Agent
PO Box 1117
Corona, CA 92878-1117

Eui Jung Lee
920 Rancho Circle
Fullerton, CA 92835-3337

FRANCHISE TAX BOARD
Main Document
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Hilary Han
776 Casner Way
Brea, CA 92821-2365

Internal Revenue Service
Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346

Lee Anav Chung White Kimm Ruger &
Richter LLP
520 S. Grand Avenue, Suite 1070
Los Angeles, CA 90071-2613

Loan Acquisitions and Services, Inc
1883 W. Lotus Place
Brea, CA 92821-2754

NewRez LLC d/b/a Shellpoint Mortgage Servi
PO Box 10826
Greenville, SC 29603-0826

Shellpoint Mortgage Servicing
PO Box 10826
Greenville, SC 29603-0826

State of California
Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Tomlinson Park COA
c/o Encore Property Management
PO Box 981685
West Sacramento, CA 95798-1685

United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012-3336

United States Dept. of Education
Litigation Support
400 Maryland Avenue, SW
Washington, DC 20202-0001

DEBTOR

Jin You
776 Casner Way
Brea, CA 92821-2365

EXHIBIT A

Sale is subject to this Court's approval and overbidding as follows:

- a. First overbid to be \$10,000.00 more than Initial Offer (i.e. \$1,275,000.00-
"Initial Overbid");
- b. Additional overbids in increments of \$1,000.00 after Initial Overbid is made;
- c. Overbidder to match all terms and conditions of Initial Offer;
- d. If a successful overbidder is accepted and approved by the Court, the
successful overbidder is to reimburse Original Offerors up to \$1,000.00 in
costs incurred in making Original Offer ("Reimbursable Costs");
- e. Reimbursable Costs are only to include: 1) physical inspection, termite
inspection, and loan appraisal;
- f. Reimbursable Costs incurred to be collected by escrow from successful
overbidder before closing;
- g. Proof of Reimbursable Costs to be provided to successful overbidder
within two (2) days of entry of order on this Motion;
- h. Any overbidder is to provide proof of funds to close sale pursuant to
Original Offer, to Debtor's counsel, at ss@shaw.law, no later than forty-
eight (48) hours prior to the above referenced hearing on the Motion; and
- i. g. Backup offer to be named at hearing in case Original Offeror/successful
overbidder do not close for some reason.

[illegible]

1. The Movant has filed the following written notice or other pleading ("Notice") advising of a hearing to be held in the above-captioned case, on the date and time indicated above, before the Honorable Theodor C. Albert, United States Bankruptcy Judge (*insert name of pleading and, if available, docket number*):

NOTICE OF SALE OF ESTATE PROPERTY

2. **Please be advised that because of the COVID-19 pandemic, the Court will conduct the hearing using ZoomGov audio and video technology.** Information on how to participate in the hearing using ZoomGov is provided on the following page of this notice.
3. **If a responding party wishes to appear in person advance notice is required.** The language "[R]esponding party intends to appear in person" must appear prominently below the hearing information in the caption on the first document filed in response to the motion.
4. Hearing participants and members of the public may participate in and/or observe the hearing using ZoomGov, free of charge.
5. Individuals may connect by ZoomGov audio and video using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device with an integrated camera, microphone and speaker (such as an iPhone, iPad, Android phone or Android tablet). The connection can be initiated by entering the "Meeting URL" into a web browser on any of these devices, provided the device is connected to the Internet. Individuals connecting in this manner will be prompted for the Meeting ID and Password shown below.
6. Individuals also may connect to the hearing by telephone only, using the telephone number provided below. Individuals connecting in this manner also will be prompted for the Meeting ID and Password.
7. Neither a Zoom nor a ZoomGov account is necessary to participate in or observe the hearing, and no pre-registration is required.
8. The audio portion of the hearing will be recorded electronically by the Court and constitute its official record.
9. All persons are strictly prohibited from making any other recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.
10. The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1612053822>

Meeting ID: 161 205 3822

Password: 161626

Telephone: 1 (669) 254 5252 or 1 (646) 828 7666

11. More information on using ZoomGov to participate in this hearing is available on the Court's website at the following web address: <https://www.cacb.uscourts.gov/news/zoom-video-hearing-guide-and-training-participants>

Date: 08/02/2023

Shaw & Hanover, PC

Printed name of law firm (if applicable)

Summer Shaw

Printed name of individual Movant or attorney for Movant